

Extract for Planned Development

Journal of the Proceedings of the City Council of the City of Chicago, Illinois

Portions of this document are taken directly from The City of Chicago's Office of the City Clerk, City Council's Journal of the Proceedings.

Related documentation pertaining to this Planned Development may also be included.

*Reclassification Of Area Shown On Map Number 7-G.
(As Amended)*

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Residential Planned Development No. 466 symbols and indications as shown on Map No. 7-G in area bounded by:

a line 896.1 feet north of and parallel to West Wrightwood Avenue; a line 262.33 feet east of and parallel to North Greenview Avenue; a line 893.1 feet north of and parallel to West Wrightwood Avenue; a line 295.33 feet east of and parallel to North Greenview Avenue; a line 553 feet north of and parallel to West Wrightwood Avenue; a line 212 feet east of and parallel to North Greenview Avenue; a line 394 feet north of and parallel to West Wrightwood Avenue; and North Greenview Avenue,

to the designation of Residential Planned Development No. 466, as amended, which is hereby established in the area described above, subject to the use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no other.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development attached to this ordinance reads as follows:

*Residential Planned Development No. 466.
(As Amended)*

Plan Of Development

Statements.

1. The area delineated herein as Residential Planned Development No. 466, as amended (the "Amended Planned Development") consists of

approximately 135,064.66 square feet (or 3.1 acres) of real property ("Planned Development Area"). The Planned Development Area is under the single designated control of the Applicant.

2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees.
3. The requirements, obligations and conditions contained within this Amended Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holders. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Planned Development Area, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Amended Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Amended Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property or by the homeowners association representing all such owners.

Nothing herein shall be construed to mean that any individual owner of the Planned Development Area or any portion thereof is relieved of obligations imposed hereunder or rights granted herein or is not subject to City action pursuant to this Amended Planned Development. In addition, nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Planned Development Area or any rights, interests or obligations therein. Upon any alienation, sale or any other transfer of all or any portion of the Planned Development Area or the rights therein, except any assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness, and solely with respect to the portion of the Planned Development Area so transferred, the term Applicant shall be deemed amended to apply to the legal title holder thereof (and its beneficiaries if such title is held in land trust) and the seller or transferor thereof (and its beneficiaries if title is held in a land trust) shall thereafter be released from any and all obligation or liability hereunder.

4. This Plan of Development consists of 14 statements; a Generalized Land Use Plan, an Existing and Peripheral Street System Map, a Property Line and Right-of-Way Adjustment Map, a Site/Landscape

Plan, Elevation Plans, and a Table of Use and Bulk Regulations and Data. The Plan of Development is applicable to the Planned Development Area delineated herein and these and no other controls shall apply to the Planned Development Area. This Plan of Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.

5. The following uses shall be permitted within the Planned Development Area: residential and related uses and off-street parking.
6. Identification signs, including construction and marketing signs, shall be permitted subject to the review and approval of the Commissioner of the Department of Planning.
7. Any dedication or vacation of streets or alleys or easements or any adjustment of rights of way shall require a separate submittal on behalf of the Applicant or its successors, assigns or grantees and approval by the City Council.
8. Off-street parking will be provided in compliance with this Plan of Development. A total of ninety-seven (97) accessory off-street parking spaces shall be provided for the residential units constructed in the Planned Development Area.
9. Any service drive, private streets or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Streets and Sanitation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. No parking shall be permitted within such paved areas. Ingress and egress shall be subject to the review and approval of the Department of Public Works Bureau of Street Traffic and the Commissioner of Planning.
10. The height restriction of any building and any appurtenance attached hereto shall in addition to the Table of Use and Bulk Regulations be subject to:
 - a. Height limitations as certified on Form FAA-117 (or on successor form or forms covering the same subject matter) and approved by the Federal Aviation Administration; and
 - b. Airport Zoning Regulations as established by the Department of Planning, Department of Aviation and Department of Law and approved by the City Council; and

- c. Height limitations as approved by the Federal Aviation Agency pursuant to Part 77 of the Regulations of the Administrator, Federal Aviation Agency.
- 11. For purpose of floor area ratio calculations, the definitions of the Chicago Zoning Ordinance shall apply.
- 12. The Plan of Development hereto attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development Amendments" as promulgated by the Commissioner of the Department of Planning.
- 13. The development of Subarea A of the Planned Development Area has been completed as reflected on the Site/Landscape Plan and in the Table of Use and Bulk Regulations and Related Controls. The improvements located within Subarea B on the Property, including all entrances and exits to the development, shall be designed and constructed in general conformance with the Site/Landscape Plan and with the Elevation Plans. The landscaping (including street trees in the adjacent right-of-way) shall be designed and constructed in general conformance with the Site/Landscape Plan. The landscaping shall be maintained at all times in accordance with the Site/Landscape Plan. Trees in the adjacent public right-of-way shall be installed subject to and in accordance with the standards of the Department of Streets and Sanitation, Bureau of Forestry and the Department of Public Works, Bureau of Street Traffic and subject to the approval of the Department of Planning. The Applicant shall, for a period of five (5) years from the adoption of this ordinance, be responsible for watering and fertilizing parkway trees required to be provided by the the Site/Landscape Plan and for routine care of the parkway lawn. Routine care of the parkway lawn shall include periodic watering, weeding and mowing. The requirements of this statement may be modified, administratively, by the Commissioner of the Department of Planning upon the request of the Applicant and after a determination by the Commissioner of the Department of Planning that such a modification is appropriate and consistent with the nature of the improvements contemplated in this Amended Planned Development. Such a modification shall be deemed to be a minor change in the Amended Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
- 14. Unless substantial construction of fifty percent of the dwelling units within Subarea B has commenced within ten (10) years following adoption of this Amended Planned Development, and unless completion is thereafter diligently pursued, then the portion of this Amended Planned Development designated as Subarea B shall expire; provided, however, that if the City Council amends the

Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all planned developments, then the Subarea B portion of this Amended Planned Development shall expire upon the expiration of such shorter time period as provided by said Amending Ordinance (the first day of which as applied to this Amended Planned Development shall be the effective date of the Amending Ordinance). If the portion of this Amended Planned Development designated as Subarea B expires under the provisions of this section, then the zoning of the property designated as Subarea B shall automatically revert to that of Planned Development No. 466 as originally adopted on February 16, 1989.

[Generalized Land Use Plan, Existing Zoning and Preferential Street System Map, Property Line Map and Right-Of-Way Adjustments, Site/Roof Plan, and Elevation Plans attached to this Plan of Development printed on pages 13669 through 13675 of this Journal.]

Use and Bulk Regulations and Data attached to this Plan of Development reads as follows:

*Residential Planned Development No. 466.
(As Amended)*

Use And Bulk Regulations And Data.

Net Site Area:	135,064.66 square feet or 3.1 Acres								
Gross Site Area:	<table><tbody><tr><td>135,064.66</td><td>Net Site Area square footage area</td></tr><tr><td><u>16,569.30</u></td><td>area remaining in public way</td></tr><tr><td><u>151,633.96</u></td><td>square footage</td></tr><tr><td></td><td>Gross Site Area square footage</td></tr></tbody></table>	135,064.66	Net Site Area square footage area	<u>16,569.30</u>	area remaining in public way	<u>151,633.96</u>	square footage		Gross Site Area square footage
135,064.66	Net Site Area square footage area								
<u>16,569.30</u>	area remaining in public way								
<u>151,633.96</u>	square footage								
	Gross Site Area square footage								
General Description of Land Use:	Residential and related uses and off-street parking								

Maximum F.A.R.:	1.2
Maximum Number of Dwelling Units:	67
Minimum Number of Parking Spaces:	97

Minimum Required Setbacks:**Subarea A**

North Boundary -- 1.75 feet

East Boundary -- 10 feet

West Boundary -- 12 feet

Subarea BIn accordance with
Site/Landscape Plan**Maximum Building Height:**

Subarea A: 43 feet

Subarea B: 43 feet

**Total Open Green Space In
Subarea A and Subarea B:****.96 Acres****Subarea A**

Net Site Area	54,603 square feet
Maximum F.A.R.:	1.02
Maximum Number of Dwelling Units:	19
Number of Parking Spaces:	38

Subarea B

Net Site Area	80,461 square feet
Maximum F.A.R.:	1.32
Maximum Number of Dwelling Units:	48
Number of Parking Spaces:	59

Reclassification Of Area Shown On Map Number 7-H.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 7-H in the area bounded by:

West Diversey Parkway; a line 325 feet west of North Wolcott Avenue; the alley next south of and parallel to West Diversey Parkway; the alley next northerly of and parallel to North Clybourn Avenue; and a line 425 feet west of North Wolcott Avenue,

to those of an R4 General Residence District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

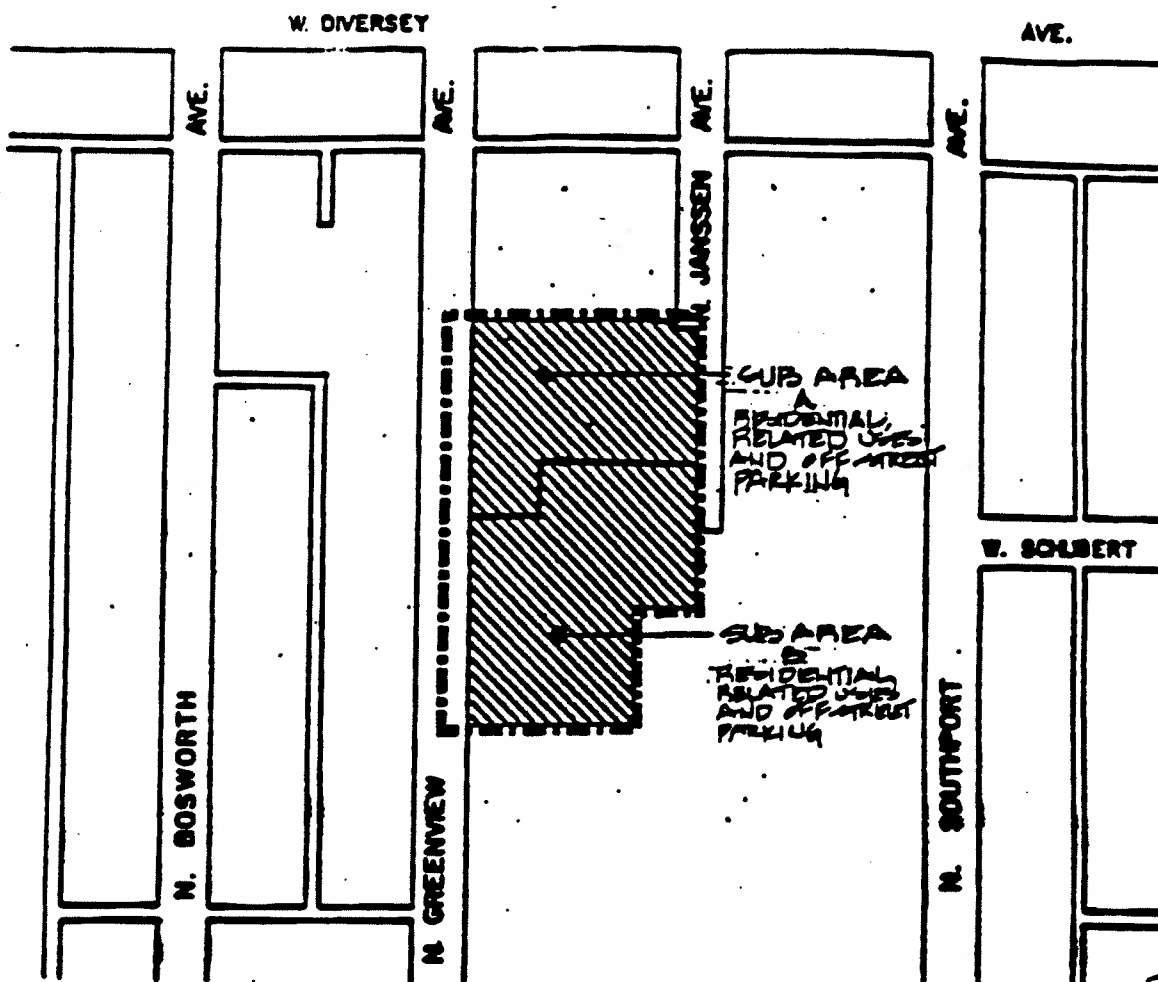
Reclassification Of Area Shown On Map Number 7-K.

Be It Ordained by the City Council of the City of Chicago:

(Continued on page 13676)

Residential Planned Development
Generalized Land Use Plan.

No. 466 As Amended



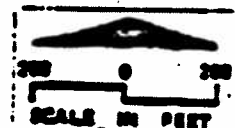
LEGEND



PLANNED DEVELOPMENT
BOUNDARY



RESIDENTIAL TOWNHOUSES WITH
RELATED PARKING.

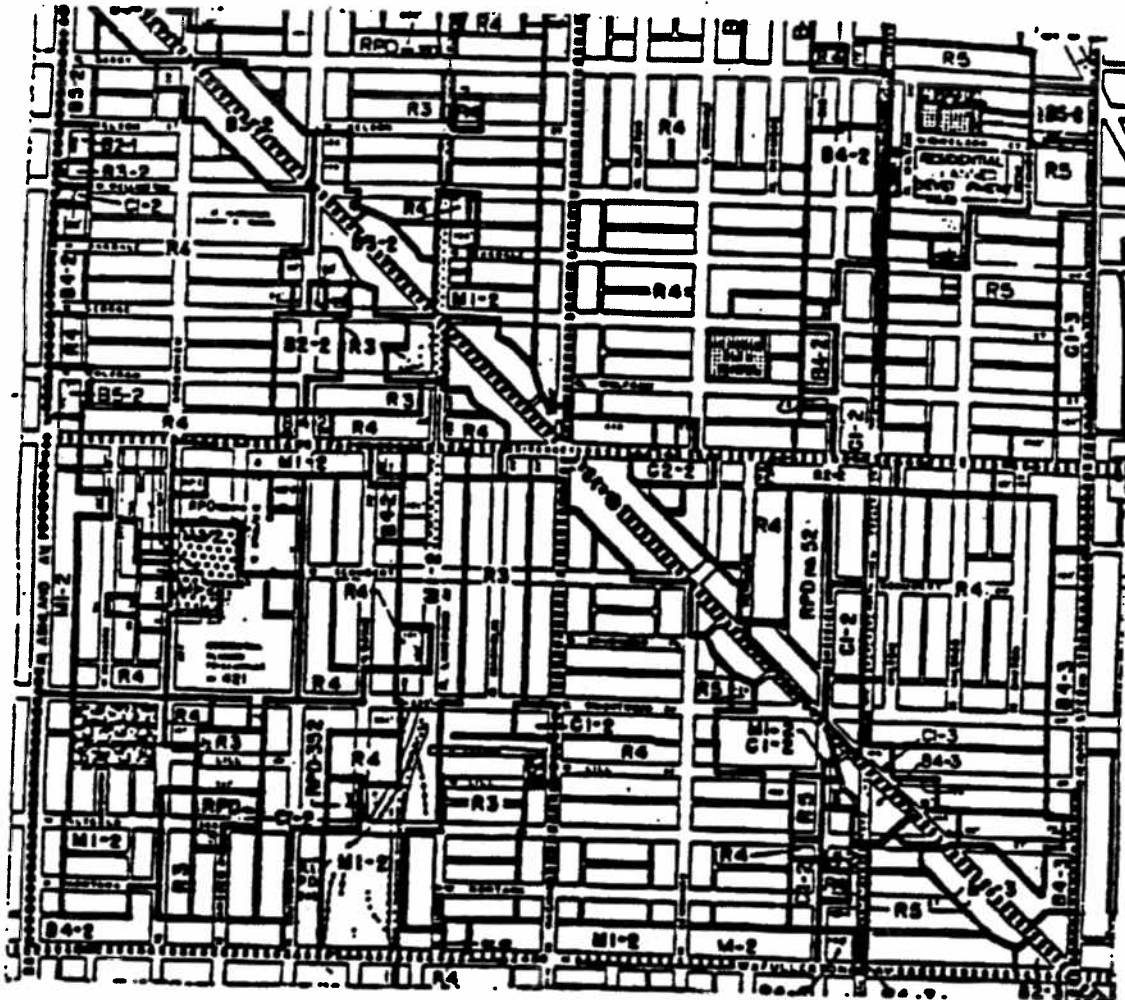


APPLICANT: Tamerlane Associates Limited Partnership

DATE: December 12, 1991

Residential Planned Development
Existing Zoning And Preferential Street System.

No. 466 As Amended



LEGEND



RESIDENTIAL PLANNED
DEVELOPMENT BOUNDARY



ZONING DISTRICT BOUNDARIES



PREFERENTIAL STREET SYSTEM



PUBLIC & QUASI-PUBLIC FACILITIES



PARKS AND PLAYGROUNDS



APPLICANT: Tamerlane Associates Limited Partnership
DATE: December 12, 1991

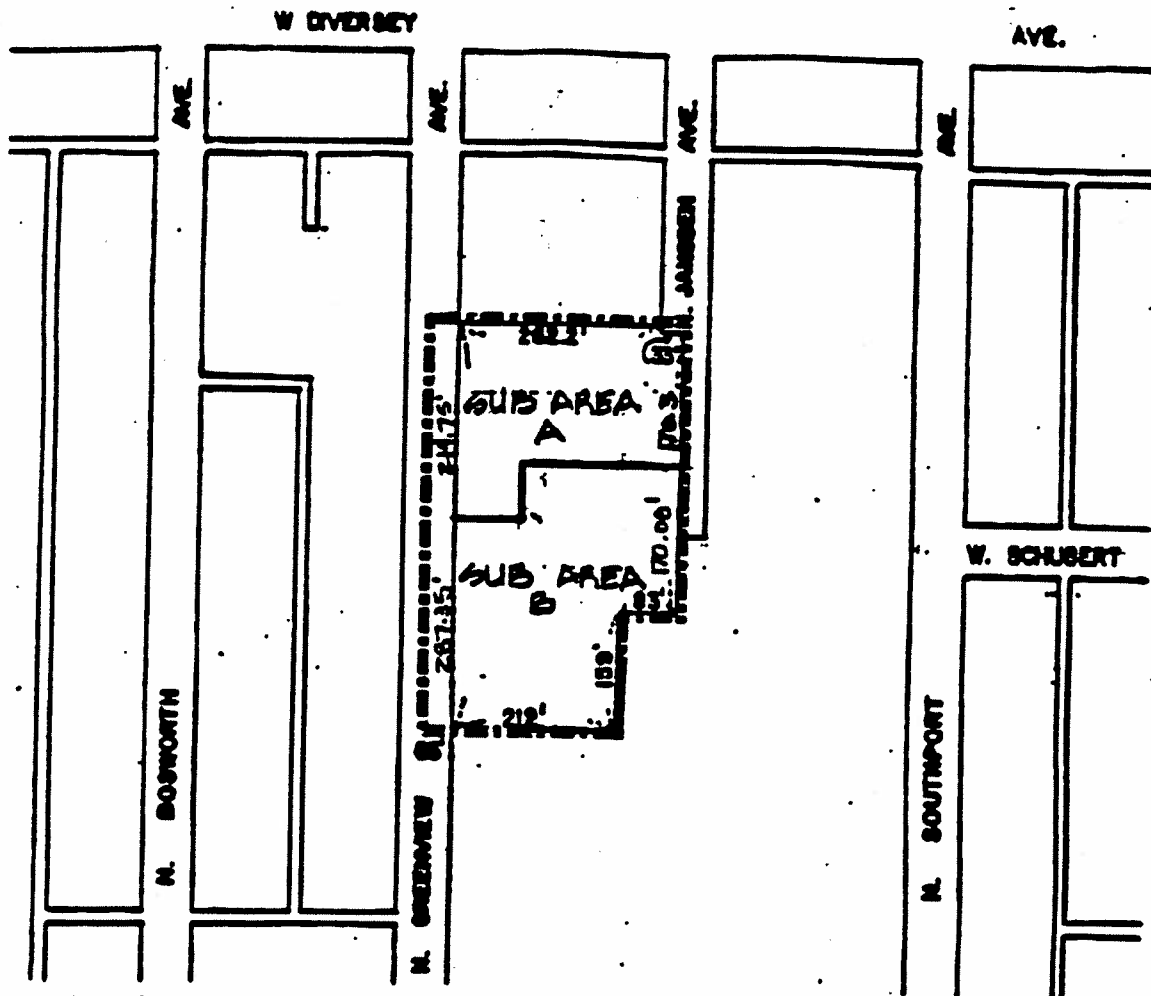
2/26/92

UNFINISHED BUSINESS

13671

Residential Planned Development
Property Line Map And Right-Of-Way Adjustments.

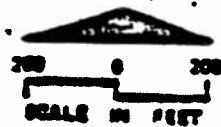
No. 466 As Amended



LEGEND



PLANNED DEVELOPMENT
BOUNDARY



APPLICANT: Tamerlane Associates Limited Partnership

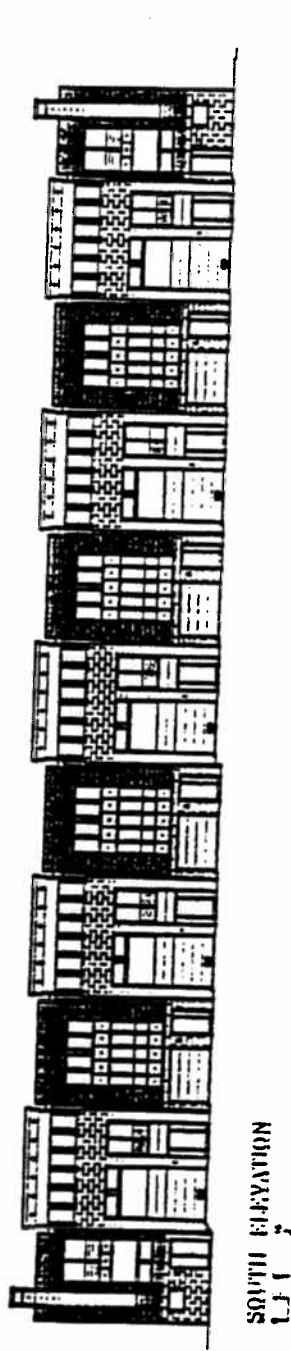
DATE: December 12, 1991

2/26/92

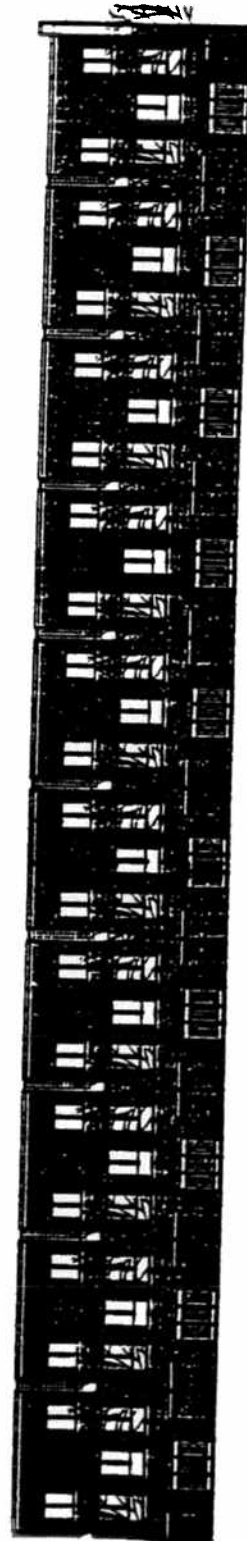
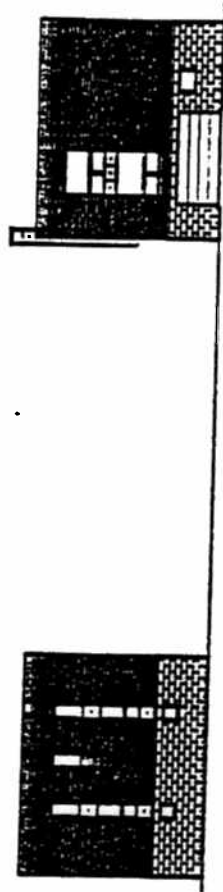
UNFINISHED BUSINESS

13673

Elevation Plans.
(South And West)



Elevation Plans.
(East)



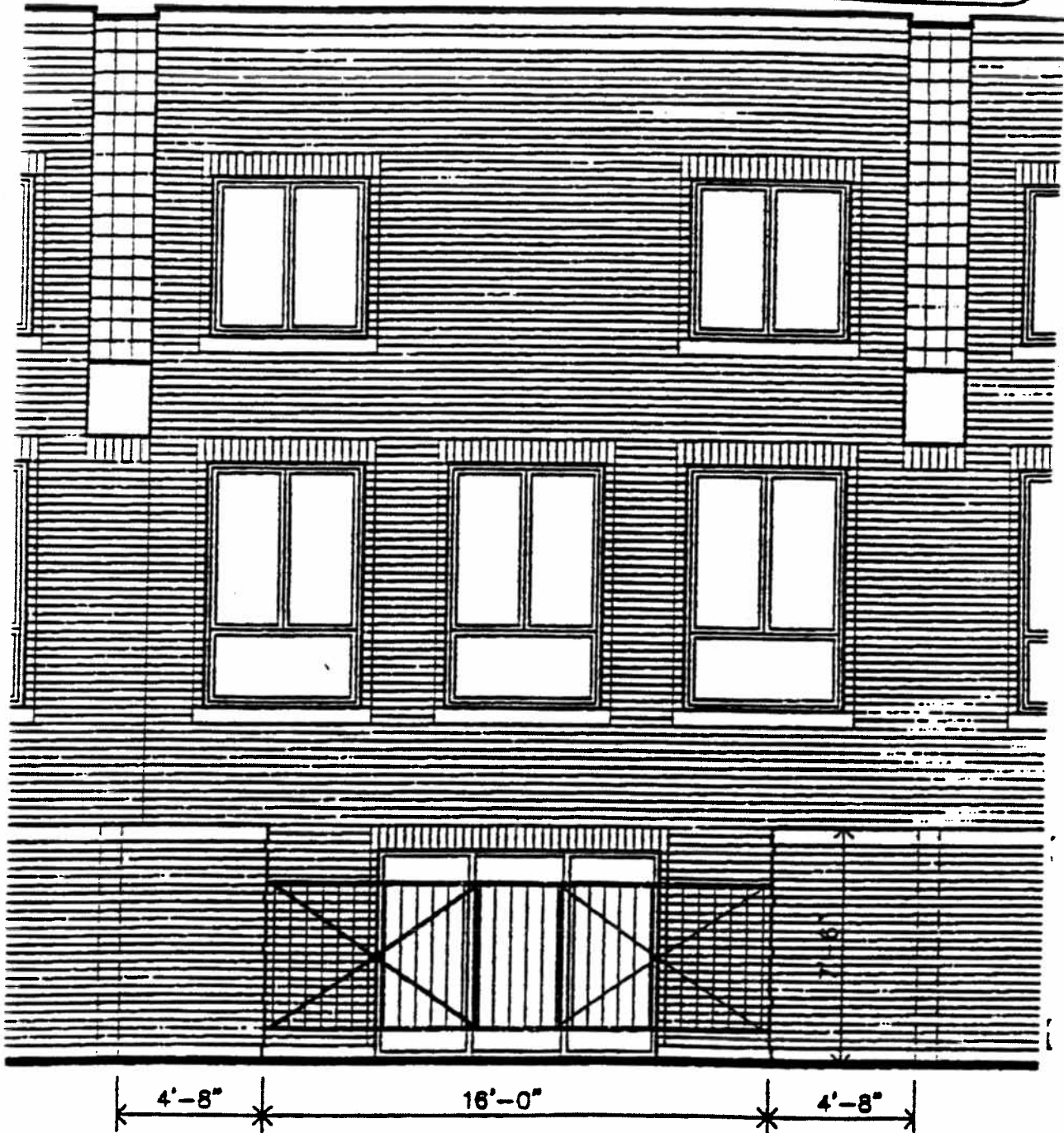
2/26/92

UNFINISHED BUSINESS

13675

Elevation Plans.
(Typical Greenview Elevation)

FAX NO. 258-5600
FROM: Keth PAGES: 1
Boris & Dine Ltd.



TYPICAL
GREENVIEW
ELEVATION

1/4" = 1'-0"

Reclassification Of Area Shown On Map No. 7-G.

Be It Ordained by the City Council of the City of Chicago:

466

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M2-2 General Manufacturing District symbols and indications as shown on Map No. 7-G in area bounded by

a line 896.1 feet north of and parallel to West Wrightwood Avenue; a line 262.33 feet east of and parallel to North Greenview Avenue; a line 893.1 feet north of and parallel to West Wrightwood Avenue; a line 295.33 feet east of and parallel to North Greenview Avenue; a line 553 feet north of and parallel to West Wrightwood Avenue; a line 212 feet east of and parallel to North Greenview Avenue; a line 394 feet north of and parallel to West Wrightwood Avenue; North Greenview Avenue,

to the designation of an R4 General Residence District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications as shown on Map No. 7-G in the area bounded by

a line 896.1 feet north of and parallel to West Wrightwood Avenue; a line 262.33 feet east of and parallel to North Greenview Avenue; a line 893.1 feet north of and parallel to West Wrightwood Avenue; a line 295.33 feet east of and parallel to North Greenview Avenue; a line 553 feet north of and parallel to West Wrightwood Avenue; a line 212 feet east of and parallel to North Greenview Avenue; a line 394 feet north of and parallel to West Wrightwood Avenue; North Greenview Avenue,

to the designation of a Residential Planned Development, which is hereby established in the area described above, subject to the use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no other.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development attached to this ordinance reads as follows:

*Residential Planned Development**Plan Of Development**Statements.*

1. The area delineated herein as Residential Planned Development (the "Planned Development") consists of approximately 135,064.66 square feet (or 3.1 acres) of real property for which William Harris Smith is the contract purchaser (the "Applicant").
2. The Applicant or its successors, assigns or grantees shall obtain all official city reviews, approvals and permits required in connection with this Plan of Development.
3. Any dedication or vacation of streets or alleys or easements or any adjustment of rights of way shall require a separate submittal on behalf of the Applicant or its successors, assigns or grantees and approval by the City Council. It is intended that a subdivision plat will be submitted for approval in conformity with this Residential Planned Development ordinance to permit conveyances of lots for attached single-family residences, as well as conveying the common areas to a property owner's association.
4. The following uses shall be permitted within the Planned Development: residential and related uses and off-street parking.
5. Any service drive or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. No parking shall be permitted within such paved areas.
6. Thirty (30) duplex residences and eighteen (18) townhouse residences, accessory uses, and parking shall be permitted within the Planned Development.
7. Off-street parking will be provided in compliance with this Plan of Development. Two (2) accessory off-street parking spaces shall be provided for each residential unit constructed in the Planned Development.
8. This Plan of Development is applicable to the area delineated herein. These and no other controls shall apply to the area delineated herein.

9. The Planned Development will contain .70 acres of open green space.
10. The Plan of Development hereto attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development Amendments", as promulgated by the Commissioner of the Department of Planning.

Planned Development Use and Bulk Regulations and Data attached to this Plan of Development reads as follows:

Residential Planned Development No. 462

Planned Development Use And Bulk Regulations And Data.

Net Site Area:

135,064.66 square feet or 3.1 acres.

General Description Of Land Use:

Residential and related uses and off-street parking.

Maximum F.A.R.:

1.2.

Maximum Percent Of Land Covered At Grade:

40 percent.

Gross Site Area:

Gross Site Area = Net Site Area:	135,064.66	square feet plus
Area Remaining in the Public Way:	<u>16,569.30</u>	square feet equals
	<u>151,633.96</u>	square feet

Number Of Parking Spaces:

96 off-street parking spaces (2 spaces for each residential unit).

Maximum Number Of Dwelling Units:

48 units.

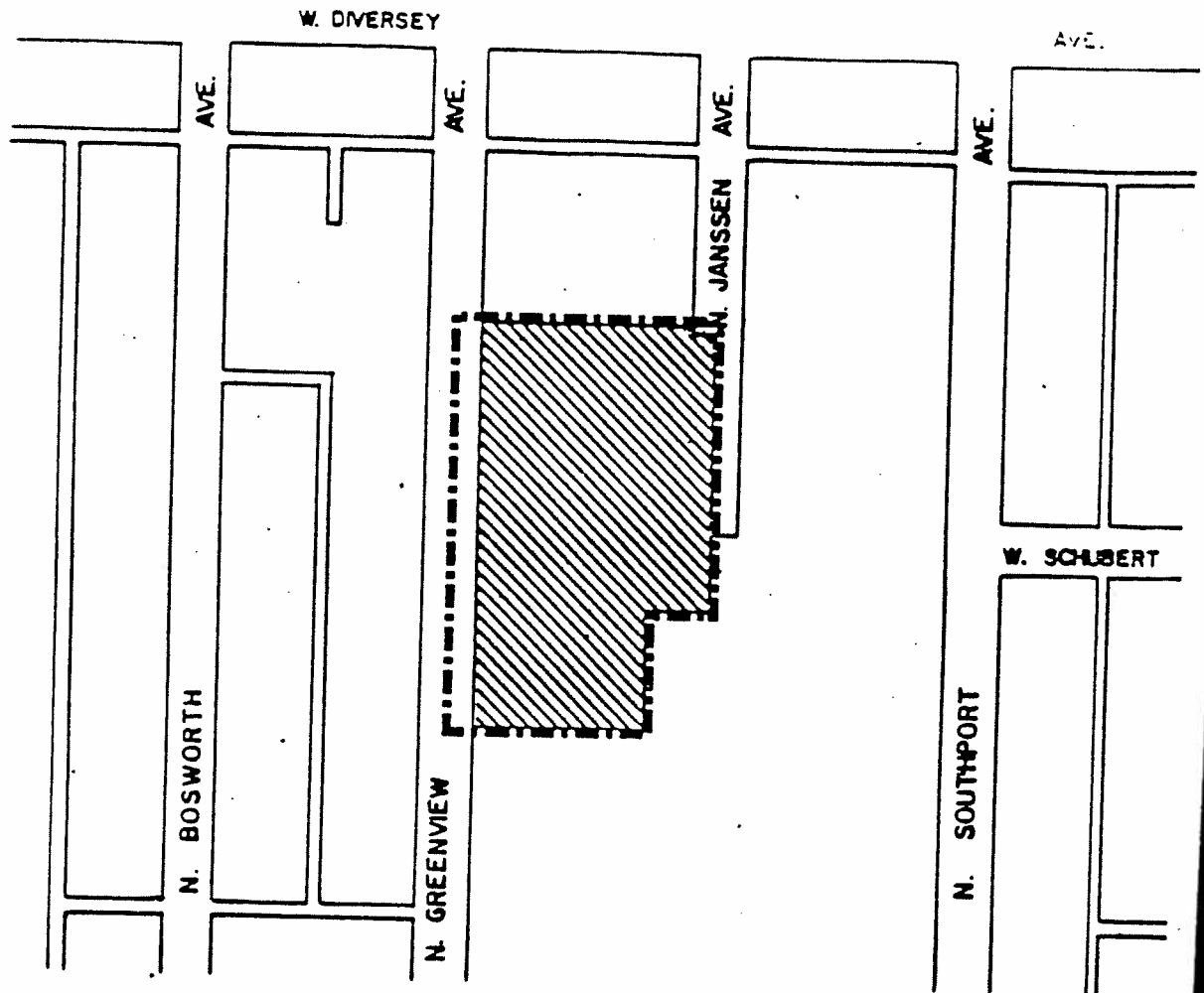
Minimum Periphery Setbacks:

The following is a general description of the setbacks for the boundaries of the planned development area (refer to the site plan for exact setback dimensions):

Location:	Minimum Setback:
North Boundary	1.75 feet
East Boundary	10.0 feet
South Boundary	0.0 feet
West Boundary	12.0 feet

[Generalized Land Use Plan Map, Existing Zoning and Preferential
Street System Map and Property Line Map and Right-of-Way
Adjustments attached to this Plan of Development
printed on pages 25088 through 25090
of this Journal.]

RESIDENTIAL PLANNED DEVELOPMENT GENERALIZED LAND USE PLAN



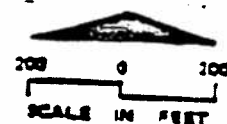
LEGEND



PLANNED DEVELOPMENT
BOUNDARY



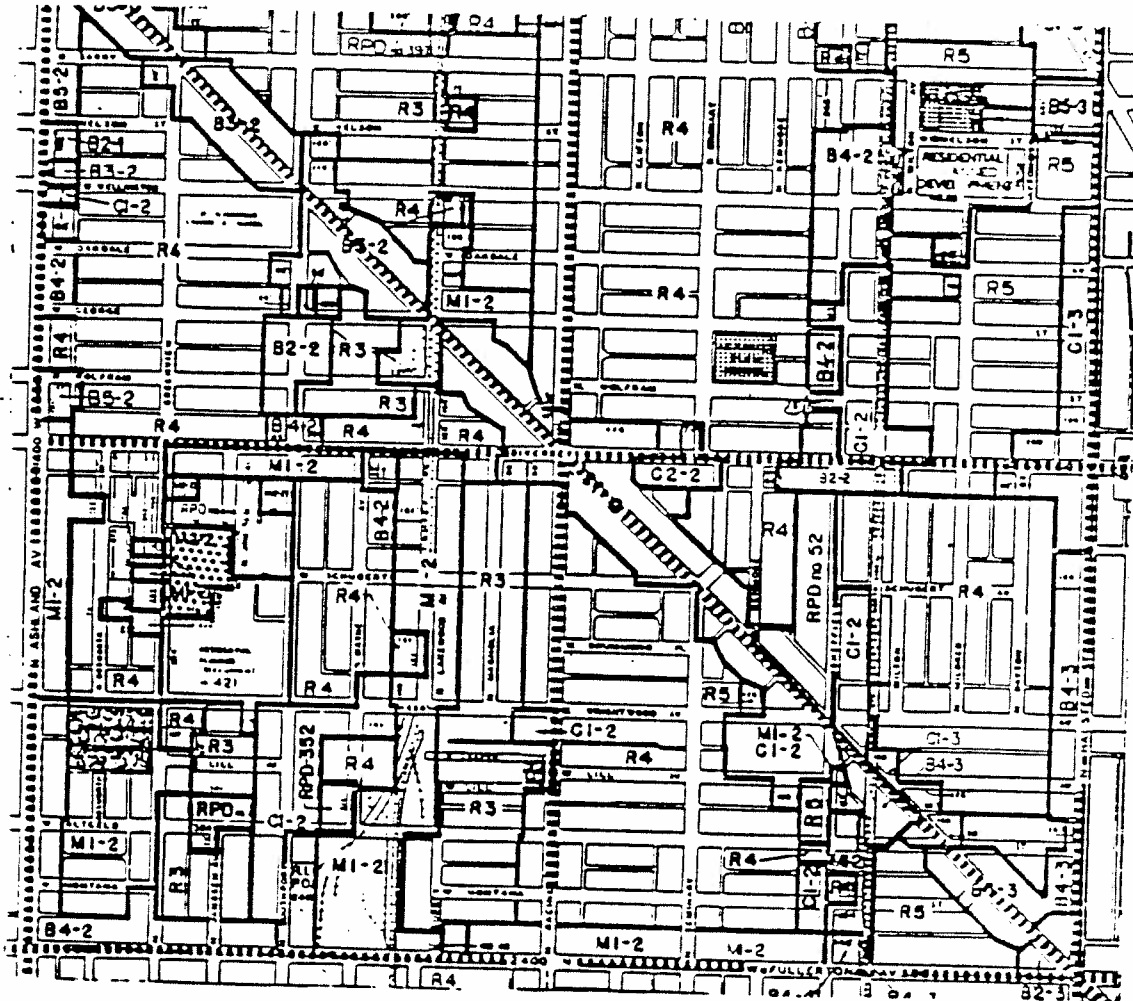
RESIDENTIAL TOWNHOUSES WITH
RELATED PARKING.







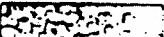
APPLICANT: WILLIAM H. SMITH

DATE: DECEMBER 19, 1988.

RESIDENTIAL PLANNED DEVELOPMENT EXISTING ZONING AND PREFERENTIAL STREET SYSTEM

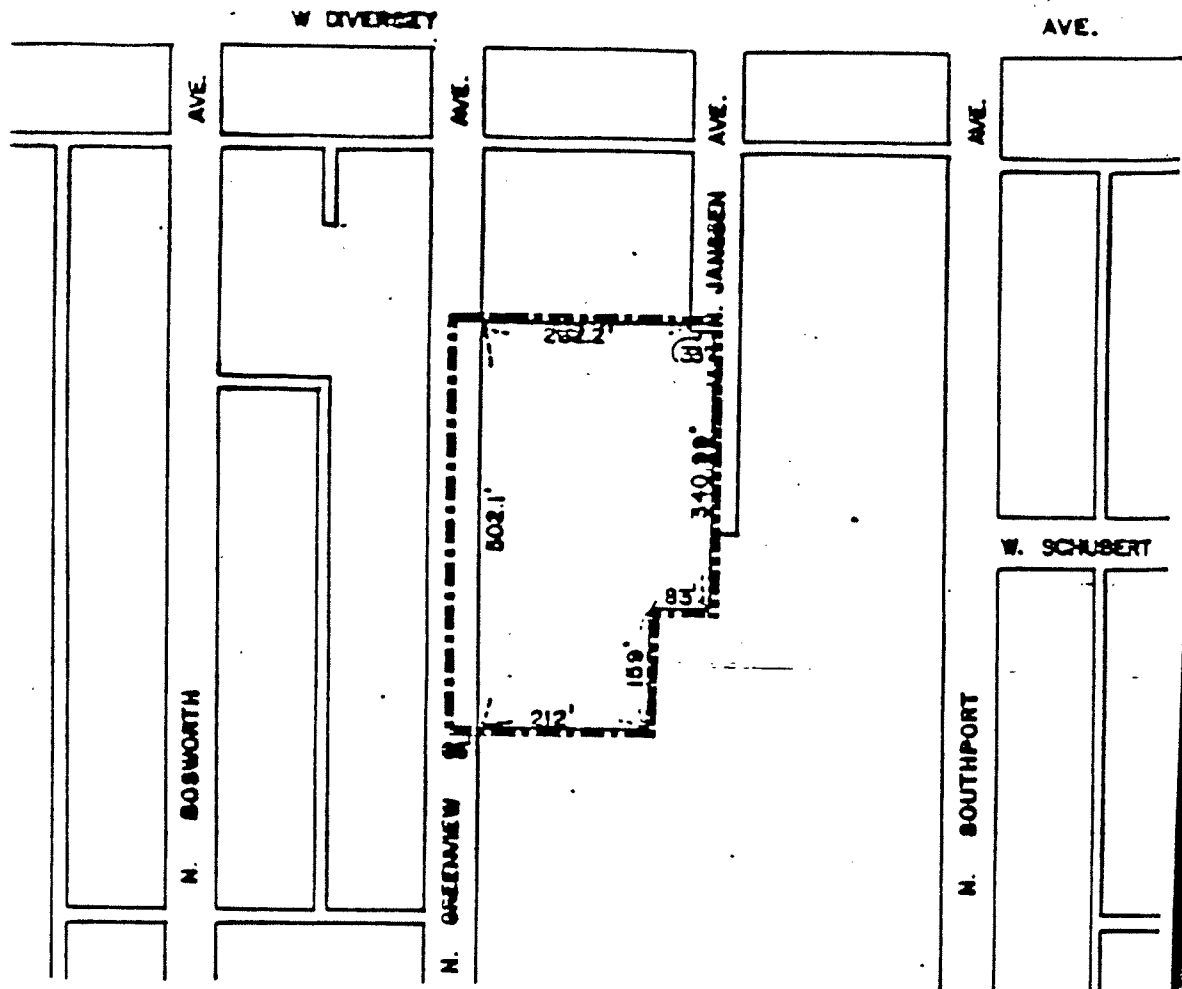


LEGEND

-  RESIDENTIAL PLANNED DEVELOPMENT BOUNDARY
-  ZONING DISTRICT BOUNDARIES
-  PREFERENTIAL STREET SYSTEM
-  PUBLIC & QUASI-PUBLIC FACILITIES
-  PARKS AND PLAYGROUNDS

APPLICANT: WILLIAM H. SMITH
DATE: DECEMBER 19, 1988

RESIDENTIAL PLANNED DEVELOPMENT PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENT



LEGEND



PLANNED DEVELOPMENT
BOUNDARY



APPLICANT: WILLIAM H. SMITH

DATE: DECEMBER 19, 1988